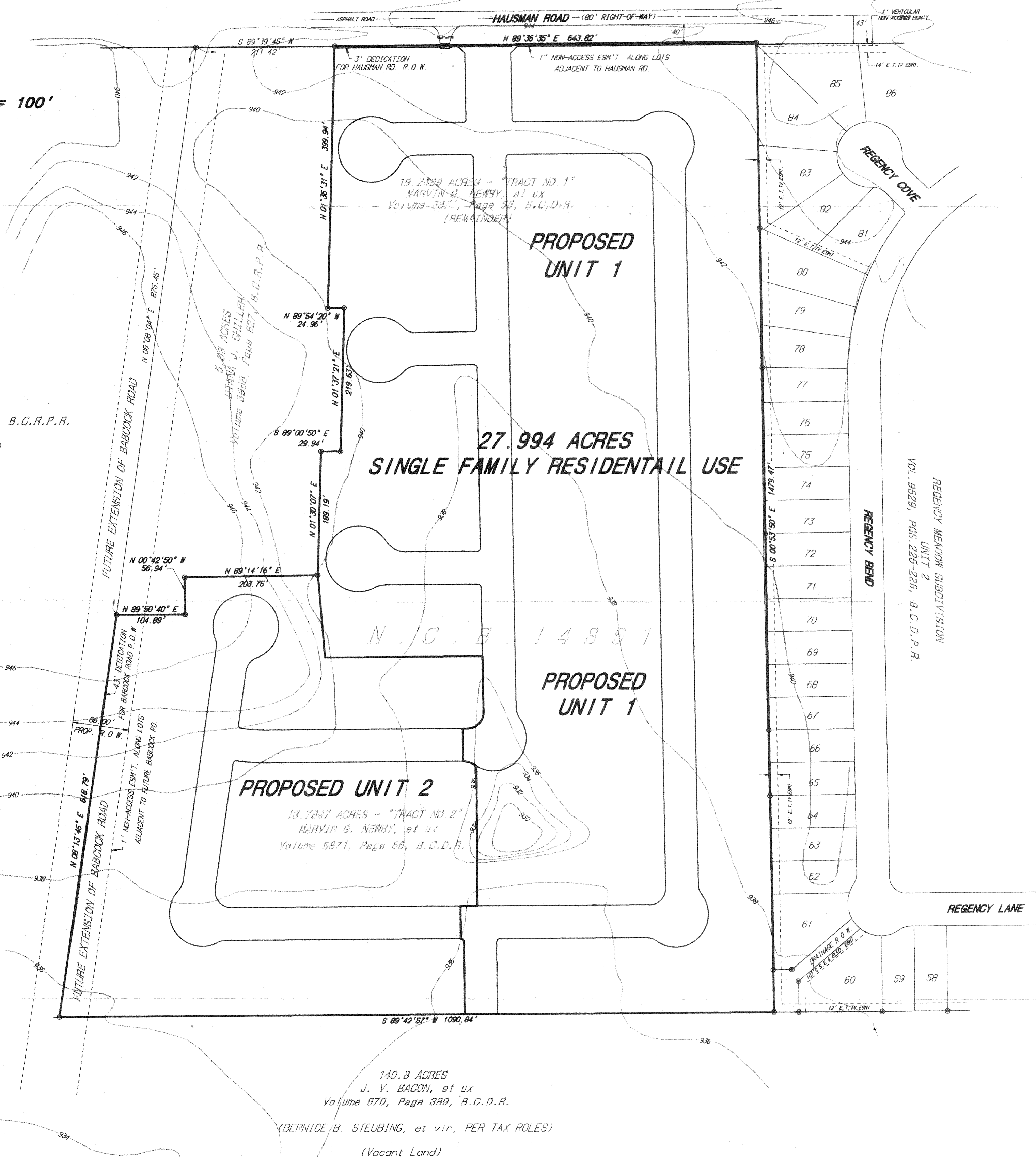
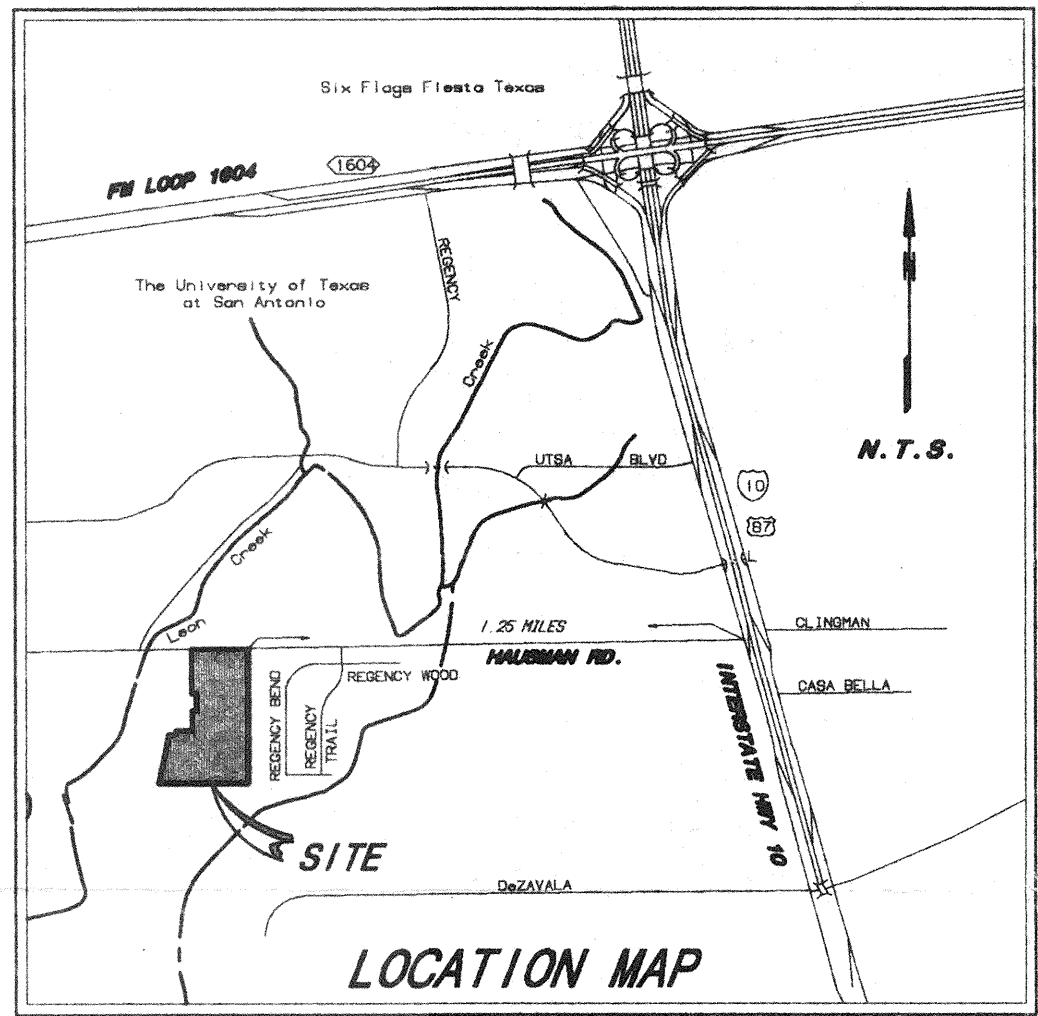


SCALE 1" = 100'

34.804 ACRES  
NIDO, INC.  
Volume 6993, Page 1234, B.C.R.P.R.  
(Vacant Land)



140.8 ACRES  
J. V. BADON, et ux  
Volume 670, Page 399, B.C.D.R.  
(BERNICE B. STEUBING, et vir, PER TAX ROLES)  
(Vacant Land)



**OWNER:**  
PULTE HOMES OF TEXAS, L.P.

**DEVELOPED BY:**  
PULTE HOMES OF TEXAS, L.P.  
1008 CENTRAL PARKWAY SOUTH  
SAN ANTONIO, TEXAS 78232

**NOTES:**

1. THIS TRACT OF LAND IS INTENDED TO BE PLATTED INTO TWO (2) OR MORE UNITS.
2. THE TRACT OF LAND IS PROPOSED TO BE DEVELOPED INTO A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PUBLIC STREETS.
3. THE MINIMUM SIZE UNIT TO BE PLATTED WITHIN THIS P.O.A.D.P. WILL REQUIRE THE SUBMITTAL OF A "TIA" IN COMPLIANCE WITH ORDINANCE NO. 84917.
4. THE PROJECT WILL HAVE A SINGLE ACCESS POINT TO HAUSMAN ROAD. NO ACCESS POINT WILL BE PROVIDED TO THE FUTURE EXTENSION OF BABCOCK ROAD.

**FLOOD STATEMENT**

THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4802900253E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN." THIS STATEMENT DOES NOT IMPLY THAT THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN MADE INFLUENCES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF BROWN ENGINEERING COMPANY OR THE UNDERSIGNED.

RECEIVED  
00 AUG -4 AM 9:36  
PULTE HOMES  
LAND DEVELOPMENT  
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY  
COSIA  
8-21-00  
DATE  
On 8/20/02  
1st plat filed on

## CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: January 12, 2000 Name of POADP: Pulte Homes – Newby Tract  
 Owners: Pulte Homes of Texas, L.P. Consulting Firm: Brown Engineering Company  
 Address: 1008 Central Parkway South Address: 1000 Central Parkway North, Suite 100  
San Antonio, Texas 78232 San Antonio, Texas 78232  
 Phone: (210)496-2066 Phone: (210)494-5511  
 Existing zoning: Temp R-1 Proposed zoning: R-7 PUD

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
 Projected # of Phases: 2 ☒ Yes ☐ No  
 San Antonio City Limits? ☒ Yes ☐ No  
 Council District: Not Applicable  
 Ferguson map grid 514

Land area being platted:	Lots	Acres
Single Family (SF)	<u>157</u>	<u>27.99</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u></u>	<u>N/A</u>

Is there a previous POADP for this Site? Name N/A No.   
 Is there a corresponding PUD for this site? Name To Be Submitted No.   
 Plats associated with this POADP or site? Name To Be Submitted No.   
 Name  No.   
 Name  No.

RECEIVED  
 00 JAN 13 PM 4: 21  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

Contact Person and authorized representative:

Print Name: J. Steven Brown, P.E. Signature: J. Steven Brown  
 Date: January 12, 2000 Phone: (210)494-5511 Fax: (210)494-5519



- ☒ name of the POADP and the subdivision;
  - ☒ indication of development phases on the POADP; **A note on the POADP indicates that the project will be developed in two(2) phases.**
  - ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
  - ☒ north arrow and scale of the map;
  - ☒ proposed land use by location, type and acreage;
  - ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
  - ☒ contour lines at intervals no greater than ten (10) feet;
  - ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
  - ☒ existing adjacent or perimeter streets;
  - ☒ one hundred year flood plain limits;
  - ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
  - ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
  - ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
  - ☐ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
  - ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:

JACK STEVEN BROWN

Signature:

Mark Brown

If you have any questions please call Elizabeth Carol at 207-7900

RECEIVED  
JAN 13 PM 4:21  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



# CITY OF SAN ANTONIO

August 21, 2000

Mr. Steve Brown

Brown Engineering Co.  
1000 Central Parkway north, Suite 100  
San Antonio, TX 78232

Re: Pulte Homes-Newby Tract

POADP # 679

Dear Mr. Brown,

The City Staff Development Review Committee has reviewed Pulte Homes-Newby Tract Subdivision Preliminary Overall Area Development Plan # 679. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

**All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

Mr. Brown

Page 2

August 21, 2000

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Em R. Moncivais". The signature is stylized with a large, sweeping initial "E" and a long, horizontal stroke extending to the right.

Em R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works





# CITY OF SAN ANTONIO

June 20, 2000

J. Steven Brown

Brown Engineering Company  
1000 Central Parkway North, Suite 100  
San Antonio, TX 78232

RECEIVED

JUN 26 2000

RECEIVED  
00 JUL 14 PM 12:37  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

BROWN ENGINEERING CO.

Re: Pulte Hausman - Newby Tract

POADP #?

Dear Mr. Brown

The City Staff Development Review Committee has reviewed Pulte Hausman-Newby Tract Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

**1.) Sec. 35-2075 Information Required**

(e) Existing and proposed circulation system of collector, arterial, and local type B Street and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system, was incomplete. **The 43' street dedication for future extension of Babcock Road must be shown on the POADP plan to meet the requirements of the Major Thoroughfare Plan at time of platting.**

(g) Ownership from title and / or city or county roads for adjacent properties and, if known, proposed development of such land, was incomplete.

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments were incomplete.

**2.) Sec. 35-4110 Access From Major Thoroughfares**

(d) Paragraph, (2) The resulting additional ingress and egress of vehicles will seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed Major Thoroughfare. (Extension of Babcock).

3.) Access needs to be provided to the adjoining properties to the south for connectivity.

It is my understanding that you are working with the property owners to the west to create a R.O.W. for the extension of Bacock Rd. to Hausman Rd. We would be amicable to discuss this option if it addresses the possibility of furthering the implementation of the Major Thoroughfare Plan.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. Please return Redlines with resubmittal.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with the first name "Emil" being more prominent.

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH.Jr.

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☒ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 8-14-00

POADP NAME: PULTE HOMES - NEWBY TRACT  
(3<sup>rd</sup> REVIEW)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 8-18-00 before the POADP committee.



I recommend approval



I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: HAUSMAN RD AND THE FUTURE EXTENSION OF  
PABCOCK RD. ARE BOTH ON THE MTP REQUIRING A MIN. OF 80'  
ROW.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title  
Planner  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date  
8/15/00  
\_\_\_\_\_  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☒ Major Thoroughfare

FROM: Elizabeth Carol

Date 10-18-2000

POADP NAME: Pulte Homes - Newby Tract

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 11/21/2000 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Signature

Planner  
Title

01-28-00  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☒ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☐ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 8-14-00

RECEIVED AUG 15 2000

POADP NAME: PULTE HOMES - NEWBY TRACT  
(3<sup>rd</sup> REVIEW)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 8-18-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Debbie Reed

Signature

City Engineer

Title

8/18/00

Date

Signature

Title

Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☐ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 8-14-00

POADP NAME: PULTE HOMES - NEWBY TRACT  
(3RD REVIEW)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 8-18-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Title

Date

[Signature]

St. Engr. Assoc.

8/12/00

Signature

Title

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☒ Bexar County Public Works  
☐ Major Thoroughfare

FROM: Elizabeth Carol

Date 1-18-2000

POADP NAME: Pulte Homes - Newby Tract

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 1/21/2000 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Inside C.S.A.  
B.C. has no jurisdiction

MEY  
Signature

Title

1-19-2000  
Date

Signature

Title

Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

POADP

TO: Major thoroughfare Date \_\_\_\_\_  
FROM: BROWN ENGINEERING  
ITEM NAME: NEWBY TRACT FILE # \_\_\_\_\_  
RE: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    ☒ POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICATED WILL BE  
CONSIDERED APPROVAL OF THE ITEM.

☐ I recommend approval

☒ I do not recommend approval

☐ Other:

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: BABCOCK ROAD IS A MAJOR THOROUGHFARE SECONDARY  
ARTERIAL REQUIRING A MIN OF 86' R.O.W. Plat need to  
show street dedication for BABCOCK RD.

[Signature]  
Signature

Planner  
Title

4/27/00  
Date

# BROWN ENGINEERING CO.

RECEIVED

00 AUG -4 AM 9:36

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE 210/492-5511

August 2, 2000

Mr. Michael O. Herrera  
City of San Antonio  
Planning Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Reference: Pulte Hausman - Newby Tract  
Woodthorn Subdivision

Dear Michael,

Attached with this letter are eight(8) copies of the revised preliminary P.O.A.D.P for the referenced project. This P.O.A.D.P. provides all the additional information you requested in the attached letter.

The dedication of land for the future extension of Babcock Road has been shown; however the owner is continuing to discuss removal of this requirement with the Director of Planning.

We request that you grant approval of this P.O.A.D.P to allow for the processing of Unit 1, which was recently submitted for approval.

Please contact me if you need additional information, regarding this request.

Sincerely,

BROWN ENGINEERING CO.



J. Steven Brown, P.E.

JSB/clp  
Job No. 339-001-00

cc: Mr. Joe Diquinizio



# BROWN ENGINEERING CO.

RECEIVED

00 JUL 14 PM 12:37

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

June 30, 2000

Mr. Michael O. Herrera  
City of San Antonio  
Planning Department

Reference: Pulte Hausman – Newby Tract  
Woodthorn Subdivision

Dear Michael,

Attached with this letter are eight(8) copies of the revised preliminary P.O.A.D.P for the referenced project. This P.O.A.D.P. provides the additional information you requested in the attached letter.

The dedication of land for the future extension of Babcock Road has not been shown, because the owner is continuing to discuss removal of this requirement with the Director of Planning.

We request that you grant conditional approval of this P.O.A.D.P to allow for the processing of Unit 1, which was recently submitted for approval.

Please contact me if you need additional information, regarding this request.

Sincerely,

BROWN ENGINEERING COMPANY



J. Steven Brown, P.E.

JSB/clp  
Job No. 339-001-00

# BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

March 30, 2000

Ms. Elizabeth Carol  
City of San Antonio Planning Department  
114 W. Commerce, 4<sup>th</sup> Floor  
San Antonio, Texas 78205

Reference: Pulte – Hausman – P.O.A.D.P.

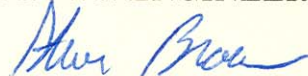
Dear Elizabeth,

Attached with this letter are six (6) copies of a revised P.O.A.D.P. for the referenced tract, along with a letter from Mr. Joe DiQuinzio of Jadco Development, Inc.. Jadco is representing Pulte Homes of Texas, L.P. on the development of this tract.

We request that you reconsider approval of the P.O.A.D.P. as submitted with this letter. Please call me if you need additional information, or have any questions concerning this request.

Sincerely,

BROWN ENGINEERING CO.



J. Steven Brown, P.E.

JSB/mm  
Job #339-001-00  
Attachments

cc: Councilwoman Bonnie Conner  
Commissioner Jim Mayor

March 28, 2000

RECEIVED

MAR 29 2000

BROWN ENGINEERING CO.

Mr. Emil R. Moncivais, AIA  
Director of Planning  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

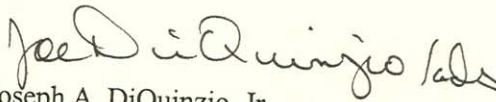
RE: 28 Acre Hausman Road (Newby Tract POADP)

Dear Mr. Moncivais:

The Planning and Zoning Commission recently approved R5 zoning for the above referenced project. During the discussions that preceded this action, two development related issues were reviewed. These issues are an extension of a roadway to the south (Stuebing tract) and the dedication of additional right-of-way and posting of fiscal for the future extension of Babcock Road. Both of these issues were of concern to adjacent landowners and neighborhood groups, and Commissioner Jim Mayor and Councilwoman Bonnie Conner agree that these requirements should be deleted. Accordingly, we respectfully request that the staff remove these requirements and approve the POADP as submitted.

If you have any questions regarding this request, I invite you to discuss them directly with Commissioner Mayor or to call either myself (512-478-0017) or the project engineer, Steve Brown (494-5511). It is my understanding that no additional issues are in controversy. Consequently, we would like to receive POADP approval at your earliest convenience, so that we may complete the balance of the planning, design and construction process for this project. Thank you for your consideration of this request and I look forward to hearing from you.

Sincerely,  
JadCo Development, Inc.

  
Joseph A. DiQuinzio, Jr.  
President

JAD/ads  
a:\EMoncivaisNewbytractPulte.doc78

cc: Councilwoman Bonnie Conner  
Commissioner Jim Mayor  
Steve Brown



JADCO DEVELOPMENT, INC.

602 West 9<sup>th</sup> Street  
Austin, Texas 78701

FAX COVER SHEET

RECEIVED

00 JUN 14 AM 8:24

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

DATE:

6.14.00

TO:

Emil Monciaris

PHONE:

FAX:

210-207 4441

FROM:

Joe DiQuinzio  
JADCO Development, Inc.

PHONE:

FAX:

512-478-0017

512-478-2968

RE:

Balrock Rd Extension

Number of pages including cover sheet:

2

This telecopy transmission and all information contained herein is a confidential and private communication intended solely for the use of the individual or entity name above. If the reader of this message is not the intended recipient, notification is hereby given that any use, dissemination, distribution or reproduction of this message is strictly prohibited. If received in error, please immediately notify the sender by telephone and return the message by mail to the address listed above. Thank you.

Message:

Emil - Since a POADP does  
not actually dedicate ROW's  
I would like to make the attached  
revision - Joe

# CITY OF SAN ANTONIO

June 5, 2000

J. Steven Brown

Brown Engineering Company  
1000 Central Parkway North, Suite 100  
San Antonio, TX 78232

Re: Pulte Hausman -- Newby Tract

POADP #?

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Pulte Hausman-Newby Tract Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

(e) Existing and proposed circulation system of collector, arterial, and local type B Street and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system. Was incomplete. *The 43' street dedication for future extension of Babcock Road must be shown on plan.*

*City of S.A. proposed location*  
*This description must include 43' w/in the proposed POADP.*  
(g) Ownership from title and / or city or county roads for adjacent properties and, if known, proposed development of such land. Was incomplete.

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments. Was incomplete.

2.) Sec. 35-4110 Access From Major Thoroughfares

(d) Paragraph, (2) The resulting additional ingress and egress of vehicles Will seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed Major thoroughfare. (Extension of Babcock).

3) Access needs to be provided to the adjoining properties to the south for connectivity.

It is my understanding that you are working with the property owners to the west to create a R.O.W. for the extension of Bacock Rd. to Hausman Rd. We would be

PLANNING DEPARTMENT  
TEL: (210) 207-7900

P.O. BOX 839666 •  
TTY: (210) 207-7911

SAN ANTONIO, TEXAS 78283-3966  
FAX: (210) 207-4441

2002

CSA PLANNING DEPT

THU 12:05 FAX 2102077897 00/00/00

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1719489

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 381.10  
INVOICE DATE 1/21/2000  
DUE DATE 1/21/2000

50-04-5573  
PULTE HOMES OF TEXAS LP  
1008 CENTRAL PARKWAY SOUTH  
S.A. TX. 78232

-----  
PHONE: 000 - 0000

PULTE HOMES-NEWBY TRACT

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 1/21/2000 INVOICE 1719489 ACCOUNT 50-04-5573 DUE DATE 1/21/2000 OFFICE HOURS 7:45 - 4:30  
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-----  
LINE INDEX REF DESCRIPTION AMOUNT  
1 012542-001 PLAN REVIEW FEES 381.10  
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-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 01/20/2000 CK# 5739 NEWBY TRACT  
END 01/20/2000  
-----

-----  
PREVIOUS BAL 0.00 CURRENT CHARGES 381.10 NEW BALANCE 381.10 TOTAL AMT DUE 381.10  
-----

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓



# BROWN ENGINEERING CO.

Engineering Consultants  
1000 Central Parkway N., Suite 100  
San Antonio, Texas 78232  
Phone (210) 494-5511

TO: City Planning Dept.  
114 W. Commerce  
4th Floor

ATTN: Jay

JOB #: 339-001-00

DATE: January 13, 2000

RE: Pulte Homes – Newby Tract

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☒ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Fee Check for \$381.10 for P.O.A.D.P. Review
6	P.O.A.D.P.
1	Application for a P.O.A.D.P.
1	8-1/2 x 11 Reduction of P.O.A.D.P.

## THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ \_\_\_\_\_

## REMARKS:

- 1) Please note that the Traffic Impact Analysis and Fee check were sent to CSAPW.
- 2) The tree preservation ordinance will be addressed prior to P.O.A.D.P. approval.

COPY TO: \_\_\_\_\_

SIGNED: Denise Spain

RECEIVED  
00 JAN 13 PM 4:21  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

# BROWN ENGINEERING CO.

Engineering Consultants  
1000 Central Parkway N., Suite 100  
San Antonio, Texas 78232  
Phone (210) 494-5511

TO: City Planning  
114 W. Commerce  
4<sup>th</sup> floor

ATTN: Elizabeth Carol

JOB #: 339-002-00

DATE: February 15, 2000

RE: Pulte Newby Tract  
Zoning

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
6	Revised P.O.A.D.P.
1	8 1/2 x 11 reduction

## THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☒ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ \_\_\_\_\_

## REMARKS:

\_\_\_\_\_  
\_\_\_\_\_

COPY TO: \_\_\_\_\_

SIGNED: J. Steven Brown, P.E.

*J. Steven Brown*



**City of San Antonio**  
Vendor Number 25CCI241

Check Number 0000005739  
Check Date 1/15/00

Invoice	Date	Comm	Lot/Blk	Option	Acct Cat	Acct Cat Description	Lot Address	Discount	Amount
HAUSMAN-POA	01/12/00					0001 Land Purchase Dep - Refun		0.00	381.10
							<p><b>RECEIVED</b> JAN 13 2000 BROWN ENGINEERING CO.</p> <p>00 JAN 13 PM 1:21 RECEIVED</p>		
TOTAL----	-----	-----	-----	-----	-----	-----	-----	0.00	381.10